

2016 SEP 22 P 12:51

APPENDIX A - INCLUSIONARY HOUSING APPLICATION FORM

CITY OF BEVERLY PLANNING BOARD  
INCLUSIONARY HOUSING APPLICATION

(please type or print clearly)

File one (1) original and eleven (11) copies of completed form with the Beverly Planning Board together with a \$100.00 filing fee. One (1) completed form will also be filed with the City Clerk. Also file an electronic copy (PDF preferred) of all material by application deadline. See attached copy of *Inclusion of Affordable Housing Submission Requirements, Procedures & Supplemental Regulations* (the "Regulations") and Zoning Ordinance Section 29-34, *Inclusion of Affordable Housing* for plan filing requirements and review procedure.

\_\_\_\_\_, 20\_\_\_\_  
(date)

\_\_\_\_\_, 2016 SEP 20  
(date received)

Name of owner (please print): Massachusetts Bay Transportation Authority

Address of owner: 10 Park Plaza, Room 5720, Boston, MA 02116

Telephone number (H): N/A (W): 617-531-4241

Name of applicant (please print): Barnat Beverly LLC

Address of applicant: 30 Rowes Wharf, 6th Floor, Boston, MA 02110

Telephone number (H): N/A (W): 617-755-8289

Address of property: 112 Rantoul Street

Assessors' Map #: 4 lot#: 83 zoning district: CC

Total Area of Land: 67,327 +/- s.f.

The deed for this property is recorded in Essex South District

Registry of Deeds, Book # 28750, Page # 323

Total Number of Units: 67

Description of project. Include identification of the lot(s) proposed for Inclusion (On-

Site) Units and the type of dwelling unit(s):

Project will consist of 4500 +/- s.f. of commercial/retail space on two first floor, and 67 residential units on floors 2 through 5, of which a minimum of 12% will be affordable (12%). The applicant has applied for Mass Housing Workforce Housing

Development Funds and if that application is successful 20% of the units will be affordable.

The applicant will use the Sample Regulatory Agreement, the Sample Affordable Housing Deed

Rider and Affirmative Fair Housing Marketing Plan contained in Appendix B, C and D of the

City's Inclusion of Affordable Housing Submission Requirements, Procedures and Supplemental Regulations. If the project is approved for the Mass Housing Workforce Housing Development and Funds the applicant will use those documents, which are being developed and have not yet been issued. The maximum rental price will be FMR for 80% AMI rentals adjusted annually. The finishes in the affordable units will be indistinguishable from the market rate units as will be scattered throughout the building.

APPENDIX A - INCLUSIONARY HOUSING APPLICATION FORM

Is this project subject to Site Plan Review under Section 29-29.C or 29-24.B of the Beverly Zoning Ordinance? Yes X No \_\_\_\_\_

Is this project subject to a Special Permit or subdivision filing with the Beverly Planning Board? Yes \_\_\_\_\_ No X

Massachusetts Bay Transportation  
Authority

By: [Signature]  
(signature of property owner)

Janelle Chan  
Chief of MBTA Real Estate

[Signature]  
(signature of applicant if not owner)  
Member, Barnet Beverly Managing Member LLC  
Barnet Beverly LLC

Required Attachments

1. Site Plan conforming to Zoning Ordinance Section 29-24.B, 29-29.C, or 29-29.C.3 pursuant to Section 2.1.3 and 2.1.4 of the Regulations.
2. Data demonstrating compliance with Sections 29-34.C. "Housing Affordability" and 29-34.E. "Minimum Percentage of Affordable Units" of the Zoning Ordinance.
3. Data demonstrating compliance with Section 29-34.H. "Dimensional and Density Regulations" of the Zoning Ordinance - for Inclusion (on-site) Units only.
4. Elevations, sample floor plans and interior finish specifications for typical market-rate and affordable housing units (unless applicant requests deferment from Planning Board pursuant to Section 2.1.8. of the Regulations).
5. Draft Regulatory Agreement, Draft Affordable Housing Deed Rider and Draft Affirmative Marketing Plan.
6. Proposed schedule of maximum affordable purchase prices or rents pursuant to Section 2.4 of the Regulations.
7. For projects requiring a special permit pursuant to Section 29-34 of the Zoning Ordinance, applicants shall submit information pursuant to Section 4 of the Regulations.